



# City of Carmel

## **Carmel/Clay Board of Zoning Appeals Regular Meeting August 26, 2002**

**Time: 7:00 P.M.**  
**Place: Council Chambers  
Second Floor  
Carmel City Hall  
One Civic Square  
Carmel, IN 46032**

**An Executive Session of the Board will be held at 6:00 p.m. in the Caucus Rooms to discuss pending litigation as authorized under the Open Door Law.**

### **AGENDA:**

- A.** Call to Order (7:00 p.m.)
- B.** Pledge of Allegiance
- C.**
- D.** Roll Call
- E.** Declaration of Quorum
- F.** Approval of Minutes of Previous Meeting
- G.**
- H.** Communications, Bills, and Expenditures
- I.** Reports, Announcements, Legal Counsel Report and Staff Concerns:
  - 1i. **Emerald Crest at Hazel Dell Summit Amenity Area (SU-13-00)**  
Department to update the Board on the status of the Special Use approval granted July 24, 2000, per *Section 5.2: Permitted Special Uses* in order to establish a private recreational facility.  
The site is located at 5748 Sapphire Drive. The site is zoned S-1/Residence - Low Density.

**J. Public Hearing:**

- 1-13j. ***Tabled pending possible August 20, 2002, Plan Commission approval of ADLS.***  
**Carmax Auto Superstores (V-54-02; V-55-02; V-56-02; V-57-02; V-58-02; V-59-02; V-60-02; V-61-02; V-62-02; V-63-02; V-64-02; V-65-02; V-66-02)**  
Petitioner seeks approval of the following Developmental Standards Variances:  
*V-54-02 §14.6: Landscaping Requirements* 15' north and east bufferyards  
*V-55-02 §25.7.01-2* 8' traffic directional sign E1  
*V-56-02 §25.7.01-2* 4-square-foot traffic directional sign E1  
*V-57-02 §25.7.01-2* 8' traffic directional sign E2  
*V-58-02 §25.7.01-2* 4-square-foot traffic directional sign E2  
*V-59-02 §25.7.02-8(b)(i)* five (5) identification signs (A, B, B1, C, D)  
*V-60-02 §25.7.02-8(b)(ii)* three (3) id signs oriented east (B, C, D)  
*V-61-02 §25.7.02-8(c)* 193-square-foot wall identification sign A  
*V-62-02 §25.7.02-8(c)* 193-square-foot wall identification sign C  
*V-63-02 §25.7.02-8(c)* 78.33-square-foot ground identification sign B  
*V-64-02 §25.7.02-8(c)* 78.33-square-foot ground identification sign B1  
*V-65-02 §25.7.02-8(d)* 8' ground identification sign B  
*V-66-02 §25.7.02-8(d)* 12' 3½" ground identification sign B1  
The site is located on the northwest corner of East 96<sup>th</sup> Street and Gray Road. The site is zoned B-3/Business.  
Filed by E. Davis Coots of Coots Henke & Wheeler for Carmax Auto Superstores, Inc.
- 14j. ***Tabled indefinitely at request of petitioner.***  
**Burton Accessory Building (V-92-02)**  
Petitioner seeks approval of a Developmental Standards Variance of *Section 25.1.1(B)(1): Maximum Height* in order to construct a 19' 10" accessory building.  
The site is located at 3227 East 136<sup>th</sup> Street. The site is zoned R-1/Residence.  
Filed by J. Scott Burton.
- 15-16j. **Carmel Science & Technology Park, Block 17, Lot 1 - Old Meridian Medical (V-145-02; V-146-02)**  
Petitioner seeks renewal of Development Standards Variances of *Sections 3.7: Vision Clearance on Corner Lots* and *25.7.02-11(e): Location* to reduce the setback from right-of-way from ten feet to 0.93 feet on Old Meridian Street and 8.28 feet on West Carmel Drive. The site is located on the southeast corner of West Carmel Drive and Old Meridian Street. The site is zoned OM-O/Old Meridian - Office.  
Filed by Paul G. Reis of Drewry Simmons Pitts & Vornehm for Old Meridian Investments.
- 17j. **Lakes at Hayden Run, Section 1, Block A (SU-147-02)**  
Petitioner seeks Special Use approval in order to establish a private recreational facility on 1.249± acres.  
The site is located at 13175 Roma Bend. The site is zoned S-1/Residence - Estate.  
Filed by Tom Kutz of Centex Homes.
- 18-19j. **Henderson/Laurelwood Accessory Building (V-148-02; V-149-02)**  
Petitioner seeks Development Standards Variances of *Sections 25.1.1(A)(2)* and *25.9: Drainage* in order to establish an accessory building on a parcel without a principal building and to fill within the floodplain of Spring Mill Run creek.  
The site is located at 10211 Ditch Road. The site is zoned S-1/Residence - Very Low Density.  
Filed by Bill Butz of Mid-States Engineering for R.J. Klein & Associates.
- 20j. **Evangelical Baptist Mission (UV-150-02)**  
Petitioner seeks a Use Variance of *Section 7.1: Permitted Uses* in order to establish a missionary training facility and offices on 3.6± acres.  
The site is located northeast of the intersection of West 96<sup>th</sup> Street and Shelborne Road. The site is zoned R-1/Residence.  
Filed by Charles D. Frankenberger of Nelson & Frankenberger for Evangelical Baptist Missions.

21j. **Hazel Dell Christian Church (SUA-151-02)**

Petitioner seeks to amend the Special Use granted under **Docket No. SU-20-99** in order to establish several modular classrooms.

The site is located at 14501 Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.

Filed by Alan K. Peterson of Hazel Dell Christian Church.

**K. Old Business.**

1k. **East 96<sup>th</sup> Street Office Campus (UV-176-00).**

Petitioner seeks approval of revised Center Identification and Address signage, as well as approval of Tenant signage.

The site is located at 2900, 2910, 2920 & 2930 East 96<sup>th</sup> Street. The site is zoned S-2/Residence.

Filed by Michael T. Mance of Paragus.

**L. New Business.**

1L. **There is no New Business on the August 26, 2002, agenda of the Board of Zoning Appeals.**

**M. Adjourn.**